

# UNOFFICIAL COPY

Doc#. 2335606302 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 12/22/2023 01:44 PM Pg: 1 of 3

Dec ID 20231201601619  
ST/CO Stamp 1-333-817-392  
City Stamp 0-260-075-568

## QUIT CLAIM DEED

WITNESSETH, that Grantors, DENISE DYER and ROBERT GORDON DYER, a formerly married couple and both not since remarried, in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, the receipt of which is hereby acknowledged does hereby CONVEY(S) and QUIT CLAIMS to Grantee, DENISE DYER, a now divorced woman and not since remarried, of 401 East Ontario Street, Unit 2309, Chicago, IL 60611, all right title and interest in the following described real estate being situated in Cook County, and State of Illinois and legally described as follows, to wit:

Permanent Real Estate Index Number: 17-10-208-017-1188

Address of Real Estate: 401 East Ontario Street, Unit 2309, Chicago, IL 60611

### Legal Description:

**PARCEL 1:** UNIT 2309 IN THE 401 EAST ONTARIO CONDOMINIUMS AS DELINEATED IN A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PARTS OF LOTS 19 AND 20 (EXCEPTING THEREFROM THE WESTERLY 4 FEET THEREOF) IN THE CIRCUIT COURT PARTITION OF THE OGDEN ESTATE SUBDIVISION OF PARTS OF BLOCKS 20, 31 AND 32, IN KINZIE'S ADDITION TO CHICAGO, IN THE NORTHEAST FRACTIONAL 1/4 OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 99310979 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

**PARCEL 2:** THE EXCLUSIVE RIGHT TO THE USE OF P3-081, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 99310979.

**PARCEL 3:** EASEMENTS FOR THE BENEFIT OF PARCELS 1 AND 2 FOR STRUCTUTUAL SUPPORT, ENCLOSURE, INGRESS AND EGRESS, UTILITY SERVICES AND OTHER FACILITIES AS SET FORTH IN THE DELCLARATION OF COVENANTS, CONDITIONS, RESTRICTION AND RECIPROCAL EASEMENTS RECORDED AS DOCUMENT NUMBER 99310978.

# UNOFFICIAL COPY

This property transfer exempt in accordance with the provisions of 35/ILCS/31-45 E

DATED this 10 day of October, 2023

Denise Dyer  
DENISE DYER

Robert Gordon Dyer  
ROBERT GORDON DYER

STATE OF Pennsylvania )

COUNTY OF Montgomery ) ss.

Commonwealth of Pennsylvania - Notary Seal  
Catherine Mary Hunder, Notary Public  
Montgomery County  
My commission expires September 21, 2025  
Commission number 1320531  
Member, Pennsylvania Association of Notaries

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT Grantor, ROBERT GORDON DYER is personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and Notarial Seal this 10<sup>th</sup> day of October, 2023

Catherine Mary Hunder  
Notary Public  
~~Commonwealth of Pennsylvania - Notary Seal  
Catherine Mary Hunder, Notary Public  
Montgomery County  
My commission expires September 21, 2025  
Commission number 1320531  
Member, Pennsylvania Association of Notaries~~

STATE OF Illinois )

COUNTY OF Cook ) ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT Grantor, DENISE DYER is personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and Notarial Seal this 18<sup>th</sup> day of December 2023

Sandy Barco  
Notary Public

Official Seal  
SANDY BARCO  
Notary Public, State of Illinois  
Commission No. 736039  
My Commission Expires August 8, 2027

# UNOFFICIAL COPY

Mail to/

This Instrument was prepared by and Future Tax Bills to

Denise Dyer

401 East Ontario, Unit 2309

Chicago, IL 60611

“EXEMPT” UNDER PROVISIONS OF PARAGRAPH E SECTION 4, REAL ESTATE TRANSFER TAX ACT.

Date 10/10/23

Robert Gordon Dyer  
Grantor or Agent

### STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

10/10/23  
Notary Seal  
Catherine Mary Hunder, Notary Public  
Montgomery County  
My commission expires September 21, 2025  
Commission number 1320534  
Member, Pennsylvania Association of Notaries

Signature: Robert Gordon Dyer  
Grantor or Agent

Subscribed and sworn to before me on 10 October 2023

Member, Pennsylvania Association of Notaries  
Commission number 1320534  
My commission expires September 21, 2025  
Montgomery County  
Catherine Mary Hunder, Notary Public  
Commonwealth of Pennsylvania - Notary Seal

Notary Public Catherine Mary Hunder

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: 12/18/2023

Signature: Denise Dyer  
Grantee or Agent

Subscribed and sworn to before me on December 18, 2023.

Notary Public Sandy Barco

Official Seal  
SANDY BARCO  
Notary Public, State of Illinois  
Commission No. 736039  
My Commission Expires August 8, 2027